Avondale Heights

Suburb Report

Your connection to property insights

JellisCraig

Property Prices

Median house price

Median[1]

$1.09m

Monthly median price change[2]

-1.67% ↓

Median unit price

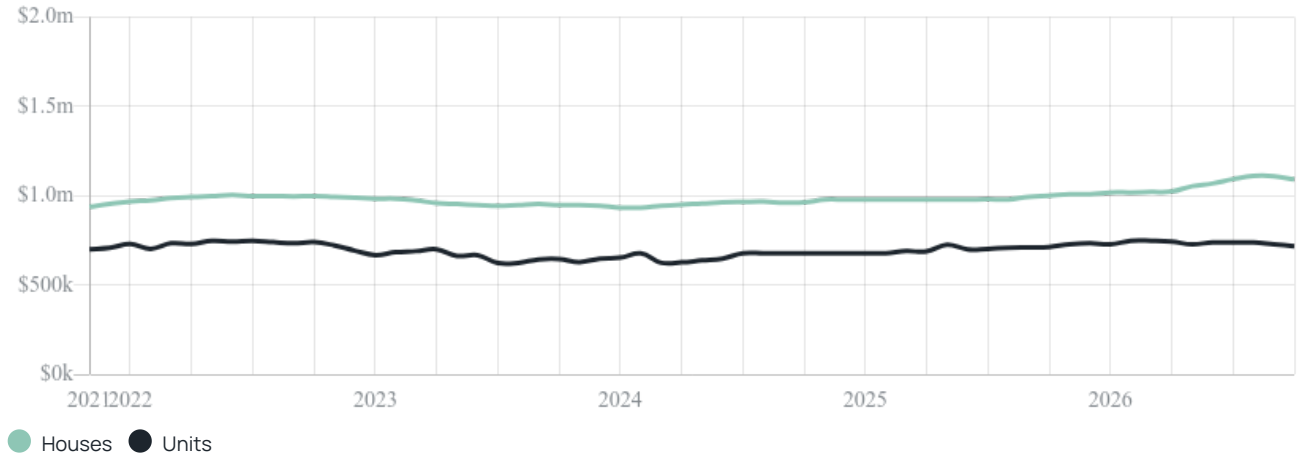
Median[1]

$720k

Monthly median price change[2]

-1.37% ↓

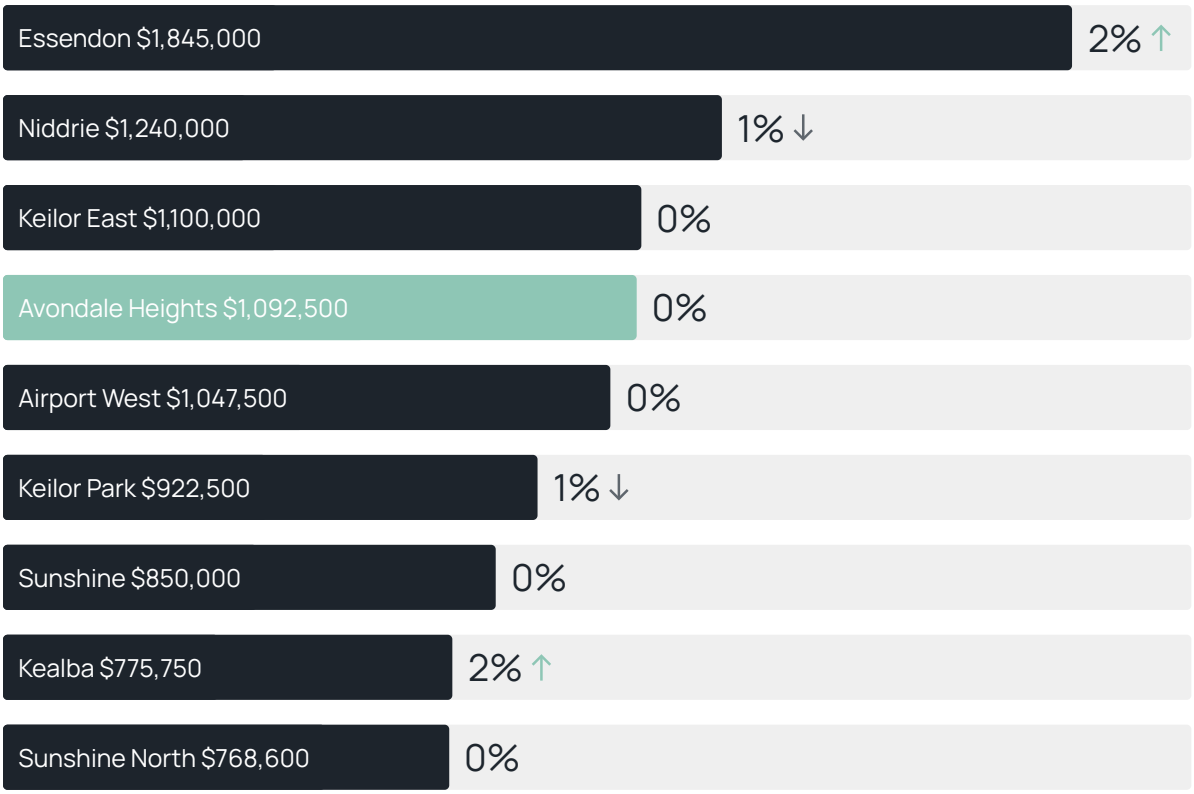
Avondale Heights monthly median property prices[3]



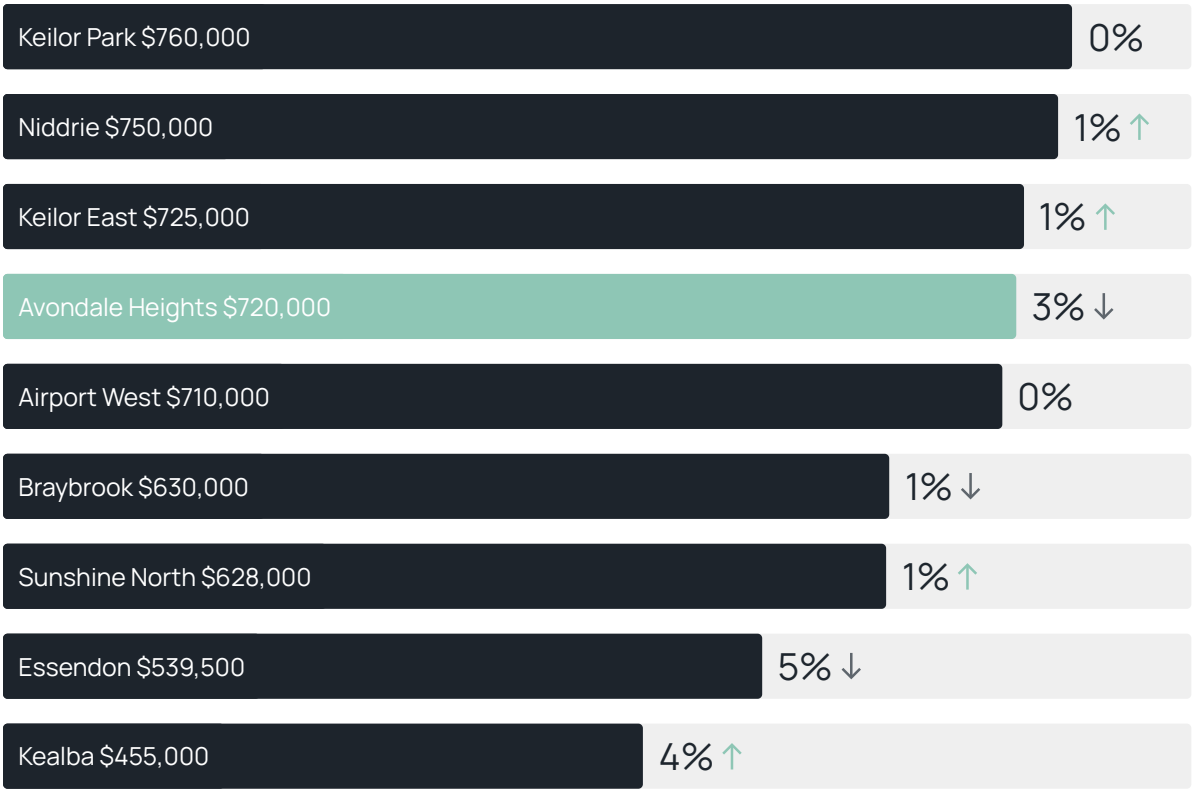


Surrounding Suburbs

Median house price[1,2]



Median unit price[1,2]



Sales Snapshot

Sale method[1]



Auction clearance rate[4]

71%

Median days on market[5]

House	Unit
31 days	34 days

Average hold period[1]

House	Unit
15.3 years	11.8 years

Insights

Dwelling type[7]



Ownership[7]



Population[7]

12,388

Population growth[7]

6.49%

Median age[7]

45 years

Median household size[7]

2.6 people

Median asking rent per week[1]

House	Unit
$650	$560

Rental yield[8]

House	Unit
3.3%	4.56%

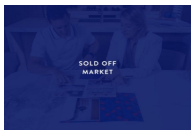
Sold Properties

Recent Avondale Heights sales[5]

Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to **jelliscraig.com.au/suburb-reports**

Address		Bedrooms	Type	Price	Sold
	13 Thompson Street Avondale Heights	3	House	$888,888	07 Nov 2026
	7 Towe Street Avondale Heights	3	House	$825,000	29 Oct 2026
	17 Arbor Terrace Avondale Heights	2	House	$1,100,000	27 Oct 2026
	2/42 Orleans Road Avondale Heights	3	Unit	$725,000	25 Oct 2026
	45A South Gateway Avondale Heights	4	Townhouse	$1,210,000	24 Oct 2026
	82 Riviera Road Avondale Heights	5	House	$1,640,000	24 Oct 2026
	44 Charmaine Avenue Avondale Heights	3	House	$981,000	24 Oct 2026
	57 North Road Avondale Heights	3	House	$1,000,000	20 Oct 2026
	45 Glencara Street Avondale Heights	3	House	$930,000	20 Oct 2026
	8 Towe Street Avondale Heights	3	House	$860,000	17 Oct 2026

Address		Bedrooms	Type	Price	Sold
	35 Willow Drive Avondale Heights	4	House	$1,100,000	08 Oct 2026
	3 Aldea Crescent Avondale Heights	3	House	$840,000	08 Oct 2026
	11 Fairview Crescent Avondale Heights	4	House	$866,500	02 Oct 2026
	32 Charmaine Avenue Avondale Heights	3	House	$915,000	02 Oct 2026
	54 Military Road Avondale Heights	3	House	$650,000	30 Sep 2026
	49A Intervale Drive Avondale Heights	2	Townhouse	$690,000	29 Sep 2026
	2/272 Milleara Road Avondale Heights	3	Unit	Undisclosed	22 Sep 2026
	14 Riverview Street Avondale Heights	3	House	$1,400,000	21 Sep 2026
	34 Charmaine Avenue Avondale Heights	4	House	Undisclosed	21 Sep 2026
	54 North Road Avondale Heights	4	House	$1,220,000	19 Sep 2026

Address		Bedrooms	Type	Price	Sold
	20b Charmaine Avenue Avondale Heights	2	Townhouse	$680,000	19 Sep 2026
	4/3 Alexander Street Avondale Heights	3	Townhouse	$858,000	11 Sep 2026
	4/39 Canning Street Avondale Heights	3	Unit	$697,000	09 Sep 2026
	8 Sovereign Way Avondale Heights	4	House	$1,200,000	05 Sep 2026
	61 North Road Avondale Heights	3	House	$934,000	05 Sep 2026
	47 Lake Street Avondale Heights	0	Residential_land	$960,000	05 Sep 2026
	7 Arbor Terrace Avondale Heights	3	House	Undisclosed	01 Sep 2026
	27 McKenna Street Avondale Heights	3	Townhouse	$800,000	28 Aug 2026
	41 North Road Avondale Heights	3	House	Undisclosed	28 Aug 2026
	27 Herbert Street Avondale Heights	3	Unit	$755,000	26 Aug 2026

Jellis Craig Moonee Valley
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Jellis Craig acknowledges and pays our respects to the Bunurong People, the Wadawurrung People, the Dja Dja Wurrung People and the Wurundjeri People as the Traditional Owners and original custodians of the lands on which Jellis Craig operates.

Data is current as of PDF generation date 08/11/2026

1. Rolling 12 months, updated monthly
2. Month on month median price change
3. Updated monthly
4. Prior weeks' clearance rate ending Sunday, updated daily
5. Rolling 12 months, updated daily
6. Jellis Craig's average inspection attendance per listing (houses) for the past 12 months
7. ABS 2021
8. Past month's data

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